

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

JUNE 14, 2007

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:16 a.m.	University of Tennessee	Dr. John Petersen
11:17 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:18 a.m.	Department of Correction	Commissioner George Little
11:32 a.m.	Department of Education	Assistant Commissioner Robert Greene
11:42 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
11:43 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:45 a.m.	Department of Finance and Administration	
11:46 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Ron Ramsey, Lieutenant Governor
Dave Goetz, Commissioner, Department of Finance and Administration
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
John G. Morgan, Comptroller of the Treasury

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office
Alan Robertson, Assistant State Architect
Charles Garrett, Real Property Administration
Charles Harrison, Comptroller's Office
Dave Thurman, Legislative Budget Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Dennis Raffield, THEC
Nancy Blevins, Finance and Administration

Minutes of Meeting of State Building Commission

June 14, 2007

Page 2 of 15

Mike Morrow, Finance and Administration
Amanda Hoback, Bond Finance
Dwight Hensley, Environment and Conservation
David Gregory, Tennessee Board of Regents
George Criss, University of Tennessee
Tim McKeethan, University of Tennessee
Paul Degges, Department of Transportation
Alan Durham, Department of Transportation
George Brummett, Finance & Administration
Claire Drowota, Select Oversight Committee on Corrections
Catherine Posey, Department of Correction
Jesse Neely, Department of Correction
Tom Robinson, Department of Correction
Russell Skrabut, TLC Engineering
Michael Hayes, Bullock Smith & Partners
Nell Campbell, Bullock Smith & Partners
Howard Symons, Real Property Administration
Steve Westerman, Real Property Administration
Don Collins, Civil Resource Consultants
Anne Martin, Real Property Administration
Bill Finney, Real Property Administration
Alan Mealka, Department of Education
Deborah Boshears-Davis, Dept of Education

Speaker Naifeh called the meeting to order at 11:15 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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UNIVERSITY OF TENNESSEE

11:16 a.m.

Dr. John Petersen requested action on the following matter.

THE UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$42,800,000.00 to \$49,600,000.00 (\$6,800,000.00 increase) of a project for **College of Pharmacy Building** at The University of Tennessee Health Science Center, Memphis, Tennessee.

Revised Estimated Project Cost: **\$49,600,000.00**
SBC Project No. 540/013-03-2004

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DEPARTMENT OF TRANSPORTATION

11:17 a.m.

Commissioner Gerald Nicely requested action on the following matters.

REGION 2 - CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding from \$2,620,000.00 to \$2,705,000.00 (\$85,000.00 increase) of a project for **I-75 Welcome Center Replacement** in Chattanooga, and authorization to award a contract to Don Grant Company in the amount of \$188,494.00, which includes Alternate #1, based on bids received May 10, 2007.

Revised Estimated Project Cost: \$2,705,000.00
SBC Project No. 242/010-02-2003

REGION 4 - MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$5,650,000.00 to \$6,087,000.00 (\$437,000.00 increase) of a project for **Regional Transportation Management Center** in Memphis, and authorization to award a contract to Grinder Building Corporation in the amount of \$3,317,000.00 based on bids received May 24, 2007.

Revised Estimated Project Cost: \$6,087,000.00
SBC Project No. 244/010-01-2005

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DEPARTMENT OF CORRECTION

11:18 a.m.

Commissioner George Little stated that the Department had three items scheduled on the agenda, but since they had not received comments from the Select Oversight Committee on Corrections (SOCC), he would like to request deferral of his items. Treasurer Sims stated that, in talking with the other members, he recommended that the Southeast Tennessee State Regional Correctional Facility project be deferred, and the projects at Deberry (Upgrade Electronic Control System) and Turney Center (Expansion) be referred to the Subcommittee, with authority to act. A motion was made to that effect, seconded, and approved.

The Commission then addressed the Addendum regarding the contract at South Central Correctional Center. Commissioner Little requested referring the matter to the Subcommittee with authority to act. He said they needed to get comments from SOCC, Fiscal Review, and State and Local Government Committees for the Senate and the House prior to presenting to the SBC. He said the Senate State and Local Committee had already made their comments. Commissioner Goetz asked how they were going to be able to get this done in time before the contract expires. Secretary Darnell commented that it is with the same contractor so they won't have a change in contractors. Speaker Naifeh asked if they were getting an extension of the existing contract. Commissioner Little responded that they are currently in the last year extension and will start under a new contract as a result of the RFP.

Treasurer Sims stated that the statute governing this contract is specific to various legislative groups that have to have an opportunity to review and make comments. He asked what the plan was if the new contract is not in place upon expiration of the old contract. He commented that they find themselves in this position through no fault of the SBC and they are faced with several groups needing to comment before the SBC can act. Speaker Naifeh asked whether or not the State has the option to extend the contract for one or two months. Commissioner Little responded that their legal staff is working on that. Assistant Attorney General Janie Porter commented that, under the circumstances, the statute under Finance & Administration's Rules of Emergency Extension, might provide for a short time extension. Treasurer Sims said he would like to amend the motion to additionally grant to the Subcommittee the authority to approve an amendment to the existing contract in the event it becomes necessary. This amendment was seconded and approved.

Claire Drowota commented that the Fiscal Review Committee will invite the SOCC to their meeting on June 27 for comments. Secretary Darnell suggested that all three committees ought to meet officially as committees. Treasurer Sims said he thought they had taken all the action they could and that people know what needs to happen. Speaker Naifeh restated the action taken by the Commission to refer to the Subcommittee, with authority to act, the requests at Deberry (Upgrade Electronic Control System), Turney Center (Expansion) and South Central (Private Management and Operation), including authority granted to the Subcommittee to approve an extension amendment to the existing South Central contract, if needed, and to defer action on the request at Southeast Tennessee State Regional Correctional Facility. The Commission agreed with Speaker Naifeh's restatement of their action.

DEBERRY SPECIAL NEEDS FACILITY, NASHVILLE, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval of a revision in scope of a project to **Upgrade Electronic Control System** at DeBerry Correctional Institute, Nashville, to include utilization of inmate labor.

Estimated Project Cost: \$335,561.00
SBC Project No. 142/011-01-2004

SOUTHEAST TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY, PIKEVILLE, TENNESSEE

- 1) Deferred action on a request for approval to issue a RFP for design services for the revised scope and approval to close the current designer agreement with the current joint venture on a project for **Southeast Tennessee State Regional Correctional Facility** in Bledsoe County, Tennessee.

Estimated Project Cost: \$144,000,000.00
Estimated Planning & Utility Cost: \$ 20,000,000.00
SBC Project No. 142/013-02-2004

TURNEY INDUSTRIAL PRISON, ONLY, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, approval of a project and acknowledgment of the source of funding for **Expansion** at Turney Center Industrial Prison, and selection of a designer to design and supervise the project.

Estimated Project Cost: \$11,600,000.00
SBC Project No. 142/005-01-2007

SOUTH CENTRAL CORRECTIONAL CENTER, WAYNE COUNTY, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, approval of a contract with Correction Corporation of America as a result of the RFP process for the **Private Management and Operation** of the South Central Correctional Center in Wayne County, Tennessee.

SBC Project No. 142/018-01-2007

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DEPARTMENT OF EDUCATION

11:32 a.m.

Assistant Commissioner Robert Greene requested action on the following matters.

TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$460,000.00 to \$1,340,000.00 (\$880,000.00 increase) of a project for **Gym Upgrade** at the Tennessee School for the Blind in Nashville, subject to the availability of funding.

Revised Estimated Project Cost: **\$1,340,000.00**
SBC Project No. 168/005-01-2005

- 2) Approved a project and acknowledgment of the source of funding for **Chiller Replacement** at the multi-handicapped wing of the Tennessee School for the Blind, Nashville, and approval to purchase the chiller through the Department of General Services Purchasing Division.

Estimated Project Cost: **\$150,000.00**
SBC Project No. 168/005-01-2007

TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE

- 1) Approved the Master Plan for the Tennessee School for the Deaf in Knoxville, as presented by Bullock Smith & Partners.

Estimated Project Cost: **\$125,000.00**
SBC Project No. 168/007-01-2004

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:42 a.m.

Commissioner Jim Fyke requested action on the following matters.

HENRY HORTON STATE PARK, MARSHALL COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$935,000.00 to \$956,475.00 (\$21,475.00 increase) of a project for **Pro Shop Upgrade** at Henry Horton State Park, Marshall County, Tennessee.

Revised Estimated Project Cost: **\$956,475.00**
SBC Project No. 126/051-02-2006

EDGAR EVINS STATE PARK, DEKALB COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$945,000.00 to \$950,000.00 (\$5,000.00 increase) of a project for **Cabin Replacement Unit C** at Edgar Evins State Park in DeKalb County, Tennessee.

Revised Estimated Project Cost: **\$950,000.00**
SBC Project No. 126/018-01-2006

DAVY CROCKETT BIRTHPLACE STATE PARK, GREENE COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Storage at Campground Office** at Davy Crockett Birthplace State Park, Greene County, with work to be accomplished by the park's maintenance staff with assistance from Departmental consultants.

Estimated Project Cost: **\$2,500.00**
SBC Project No. 126/034-01-2007

HARRISON BAY STATE PARK, HAMILTON COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding from \$800,000.00 to \$872,300.00 (\$72,300.00 increase) of a project for **Marina Anchorage System Upgrade** at Harrison Bay State Park in Hamilton County, and authorization to award a contract to Straight Line Builders in the amount of \$731,290.00, which includes Alternates 1 & 2, based on bids received May 17, 2007.

Revised Estimated Project Cost: **\$872,300.00**
SBC Project No. 126/048-01-2005

TENNESSEE BOARD OF REGENTS

11:43 a.m.

Chancellor Charles Manning requested action on the following matters.

Austin Peay State University, Clarksville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$11,297,000.00 to \$11,697,000.00 (a \$400,000.00 increase), and acknowledgement of source of funding for **New Residential Apartment Complex** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: \$11,697,000.00
SBC Project No. 166/003-02-2001

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$15,150,000.00 to \$16,820,000.00 (a \$1,670,000.00 increase), and acknowledgment of source of funding for **Monohan & Lyon Housing Renovations** at Middle Tennessee State University in Murfreesboro, and authorization to award a construction contract to Messer Construction Company in the amount of \$5,932,000.00 based upon the base bid plus one alternate received May 23, 2007.

Revised Estimated Project Cost: \$16,820,000.00
SBC Project No. 166/009-08-2004

Tennessee State University, Nashville, Tennessee

- 1) Approved a request to award a contract to BKV Group based upon proposals received April 24, 2007, and acknowledgment of source of funding of the project for **Master Plan** at Tennessee State University, in Nashville, Tennessee.

Estimated Project Cost \$300,000.00
SBC Project No. 166/001-01-2006

University of Memphis, Memphis, Tennessee

- 1) Approved a request for a revision in estimated project cost, and funding from \$950,000.00 to \$1,250,000.00 (a \$300,000.00 increase) and acknowledgement of source of funding of the project for **Fogelman Entry and Plaza Updates** at the University of Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: \$1,250,000.00
SBC Project No. 166/007-06-2007

Volunteer State Community College, Gallatin, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$310,000.00 to \$328,000.00 (an \$18,000.00 increase) and acknowledgement of source of funding of the project for **Wood Campus Center Skylight Repair/Replacement** at Volunteer State Community College in Gallatin, Tennessee.

Revised Estimated Project Cost: \$328,000.00
SBC Project No. 166/025-02-2006

Jackson State Community College, Jackson, Tennessee

- 1) Approved a project and acknowledgment of the source of funding for **Gymnasium HVAC and Boiler Update** at Jackson State Community College in Jackson, Tennessee.

Estimated Project Cost: \$ 170,000.00
SBC Project No. 166/019-01-2007

Discussion of Bids

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| <ol style="list-style-type: none">1) <u>Tennessee Technological University</u>
(Central Cooling Deficiency Corrections)
SBC Project No. 166/011-02-2004
Bid date: 06-06-2007
SBC Action: No action required2) <u>East Tennessee State University</u>
(Fire Alarm System Replacement)
SBC Project No. 166/005-08-2005
Bid date: 06-06-2007
SBC Action: No action required3) <u>East Tennessee State University</u>
(Housing Renovations)
SBC Project No. 166/005-12-2005
Bid date: 06-13-2007
SBC Action: Referred to S/C with authority to act | <ol style="list-style-type: none">4) <u>Middle Tennessee State University</u>
(Baseball Stadium Upgrade)
SBC Project No. 166/009-11-2005
Bid date: 06-13-2007
SBC Action: Referred to S/C with authority to act5) <u>Tennessee Technological University</u>
(Bryan Auditorium Lighting Replacement)
SBC Project No. 166/011-01-2006
Bid date: 06-13-2007
SBC Action: Referred to S/C with authority to act6) <u>Tennessee Technological University</u>
(Several Buildings Roof Replacement)
SBC Project No. 166/011-03-2006
Bid date: 06-13-2007
SBC Action: Referred to S/C with authority to act |
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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:45 a.m.

OLD TENNESSEE STATE PRISON, COCKRILL BEND, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$140,000.00 to \$170,000.00 (\$30,000.00 increase) of a project for **Feasibility Study** at the Old Tennessee State Prison site, Nashville, Tennessee.

Revised Estimated Project Cost: \$170,000.00
SBC Project No. 529/000-03-2004

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Exterior Renovation** of the William R. Snodgrass Tennessee Tower, Nashville, and the selection of TLC Engineering / Jack Freeman & Associates, a joint venture, to design and supervise the project.

Estimated Project Cost: \$14,550,000.00
SBC Project No. 529/079-02-2007

LIBRARY AND ARCHIVE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in planning funds from \$950,000.00 to \$1,491,350.00 (\$541,350.00 increase) of a project for **New Library and Archive Building** in Nashville, Tennessee.

Estimated Project Cost: \$76,000,000.00
Revised Estimated Planning Cost: \$ 1,491,350.00
SBC Project No. 529/043-01-2005

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on May 10, 2007.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

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| 1) | Ellington Agricultural Center
(Porter Building Roof Replacement) | Approval to adjust the base. |
| | Change Order No. 1 | |
| | Change Order Amount: \$29,589.00 | |
| | Change Order Percent: 18.28 | |
| | Cumulative Percent 18.28 | |
| | SBC Project No. 100/000-01-2005 | |
| 2) | Tennessee State University
(Avon Williams Campus Asbestos Abatement) | |
| | Change Order No. 5 | |
| | Change Order Amount: \$3,374.00 | |
| | Change Order Percent: 1.1 | |
| | Cumulative Percent 21.31 | |
| | SBC Project No. 166/001-05-2001 | |
| 3) | West TN School for the Deaf
(Recreation & Physical Therapy Building) | Approval to adjust the base. |
| | Change Order No. 11 | |
| | Change Order Amount: \$1,312.33 | |
| | Change Order Percent: .008 | |
| | Cumulative Percent 11.7 | |
| | SBC Project No. 168/009-01-2004 | |
| 4) | Taft Youth Development Center
(Window/Door Replacement) | Approval to adjust the base. |
| | Change Order No. 1 | |
| | Change Order Amount: \$17,303.00 | |
| | Change Order Percent: 15.06 | |
| | Cumulative Percent 15.06 | |
| | SBC Project No. 144/005-03-2005 | |
| 5) | Tennessee State University
(Electrical Distribution System Updates) | |
| | Change Order No. 6 | |
| | Change Order Amount: \$73,974.65 | |
| | Change Order Percent: 5.41 | |
| | Cumulative Percent 22.81 | |
| | SBC Project No. 166/001-03-2005 | |

- 6) **Tennessee State University**
(Electrical Distribution System Updates)
Change Order No. 2
Change Order Amount: \$8,632.90
Change Order Percent: 0.63
Cumulative Percent 16.94
SBC Project No. 166/001-03-2005
- 7) **Bicentennial Mall State Park**
(Maintenance)
Change Order No. 3
Change Order Amount: \$25,884.00
Change Order Percent: 0.49
Cumulative Percent 12.76
SBC Project No. 126/124-01-2004
- 8) **Fall Creek Falls State Park**
(Upgrade Campgrounds)
Change Order No. 2
Change Order Amount: \$132,488.00
Change Order Percent: 11.25
Cumulative Percent 19.24
SBC Project No. 126/036-01-2005

Approval to adjust the base.

SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on April 23, 2007.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **National Guard Armory - Dickson**
(Energy Savings Project)
Estimated Project Cost: \$280,000.00
SBC Project No. 361/000-03-2005
Designer: **I.C. THOMASSON ASSOCIATES**
- 2) **William R. Snodgrass Tennessee Tower**
(Exterior Renovation)
Estimated Project Cost: \$14,550,000.00
SBC Project No. 529/079-02-2007
Designer: **TLC ENGINEERING / JACK FREEMAN ASSOCIATES, A JOINT VENTURE**

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Treasurer Sims commented that he would like to have the Commission members updated on the status of the following:

- The State Capitol HVAC improvements project
- The Legislative Plaza ADA project
- The Legislative Plaza Master Plan

There being no further action, the meeting adjourned at 11:47 a.m.

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Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration